



Effective 3/01/2022

**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: <b>Rembe Urban Design + Development</b>		Phone: <b>505-243-0188</b>
Address: <b>1718 Central Ave SW</b>		Email: <b>design@rembedesign.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87104</b>
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners: <b>Rembe Properties</b>
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: <b>Tract 106-A, 107B and 107C</b>	Block:	Unit:
Subdivision/Addition: <b>Rembe Properties</b>	MRGCD Map No.:	UPC Code: <b>101305828413731108, 101305828114131109</b>
Zone Atlas Page(s): <b>J-13-Z</b>	Existing Zoning: <b>MX-M/ RA</b>	Proposed Zoning <b>MX-M/ RA</b>
# of Existing Lots: <b>2</b>	# of Proposed Lots: <b>1</b>	Total Area of Site (Acres): <b>.58 ( 2 Lots)</b>
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: <b>1701/1623 Central Ave. NW</b>	Between: <b>Laguna Blvd.</b>	and: <b>Rancho Seco Rd.</b>
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
<b>PA-20-254</b>		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: <b>04/06/2022</b>
Printed Name: <b>Kenneth Myers, Architect, Rembe Urban Design + Development</b>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### ☒ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_

☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

☒ Zone Atlas map with the entire site clearly outlined and labeled

☒ Letter describing, explaining, and justifying the request

☒ Scale drawing of the proposed subdivision plat

☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### ☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Proposed Final Plat

\_\_\_ Design elevations & cross sections of perimeter walls

\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### ☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

\_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

\_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

\_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets

\_\_\_ Proposed Infrastructure List, if applicable

\_\_\_ Required notice with content per IDO Section 14-16-6-4(K)

\_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

\_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### ☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

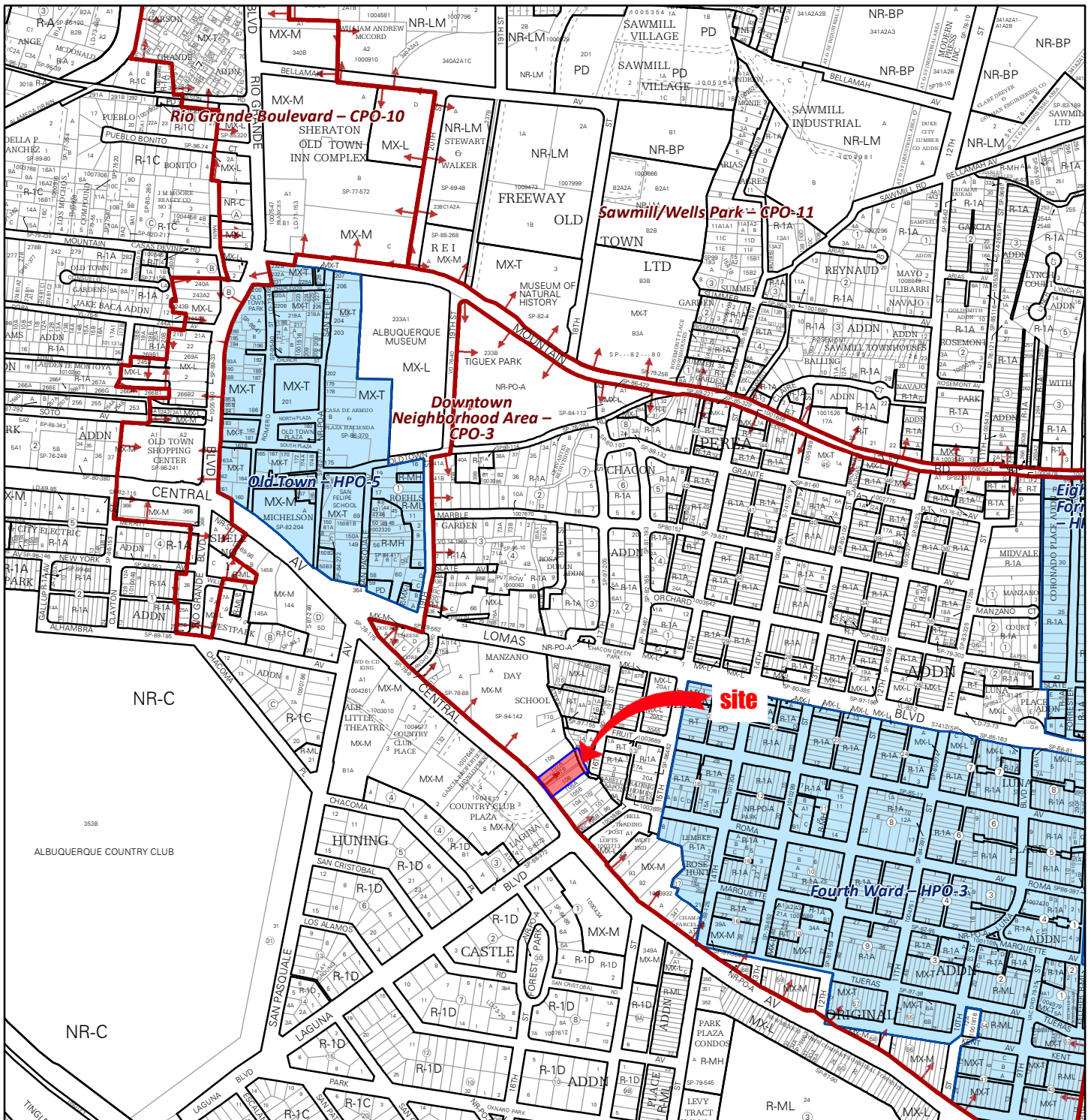
\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

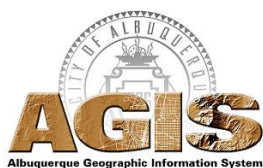
\_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

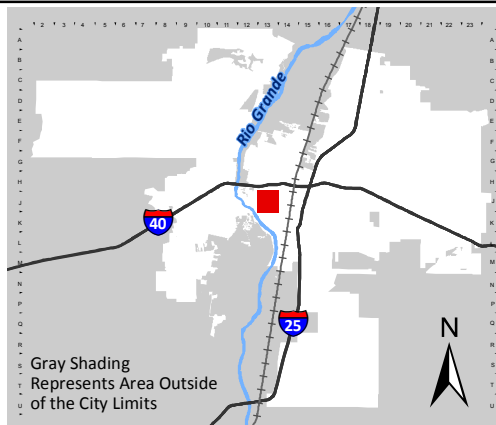


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-13-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



April 6, 2022

City of Albuquerque Planning Department-Design Review Board  
600 2nd St NW, Albuquerque, NM 87102

RE: Proposed Re-Plat and Redevelopment of 1623 and 1701 Central Ave. NW

We respectfully submit the following information and attached documentation for your review and comment.

**Project Goals:**

The proposed project is the third chapter in the Country Club Plaza story.

Dubbed 'The Clyde' after Clyde Tingley, and a companion to its neighbor The Franz, the new building looks to establish a seamless connection to the existing fabric of this well-established commercial and residential mixed-use community. By providing a consistent design language and shared amenities that bridge the central corridor, the project looks to further establish a sense of place through community, density, and walkability.

**Project Description:**

The project will consolidate tracts 106-A, 107B, and 107C located at 1623 and 1701 Central Ave. NW into one, .58-acre lot.

The majority of the property is zoned MX-M with a small portion located at the far north end of the property zoned RA. The property abuts an area zoned R-1.

The new development will include one 4 story, 34-unit market rate apartment building with approximately 1,700 square feet of commercial space located at ground level, facing Central Ave. the project will provide +/- 28 parking spaces located to the rear (north end) of the lot which will be gated and accessed only by residential tenants from 16<sup>th</sup> street. Primary commercial parking access will be located on the south side of Central Ave. at the existing Country Club Plaza Development, which is owned by the same developer, Jay Rembe. A shared parking agreement will be signed and recorded for this purpose.

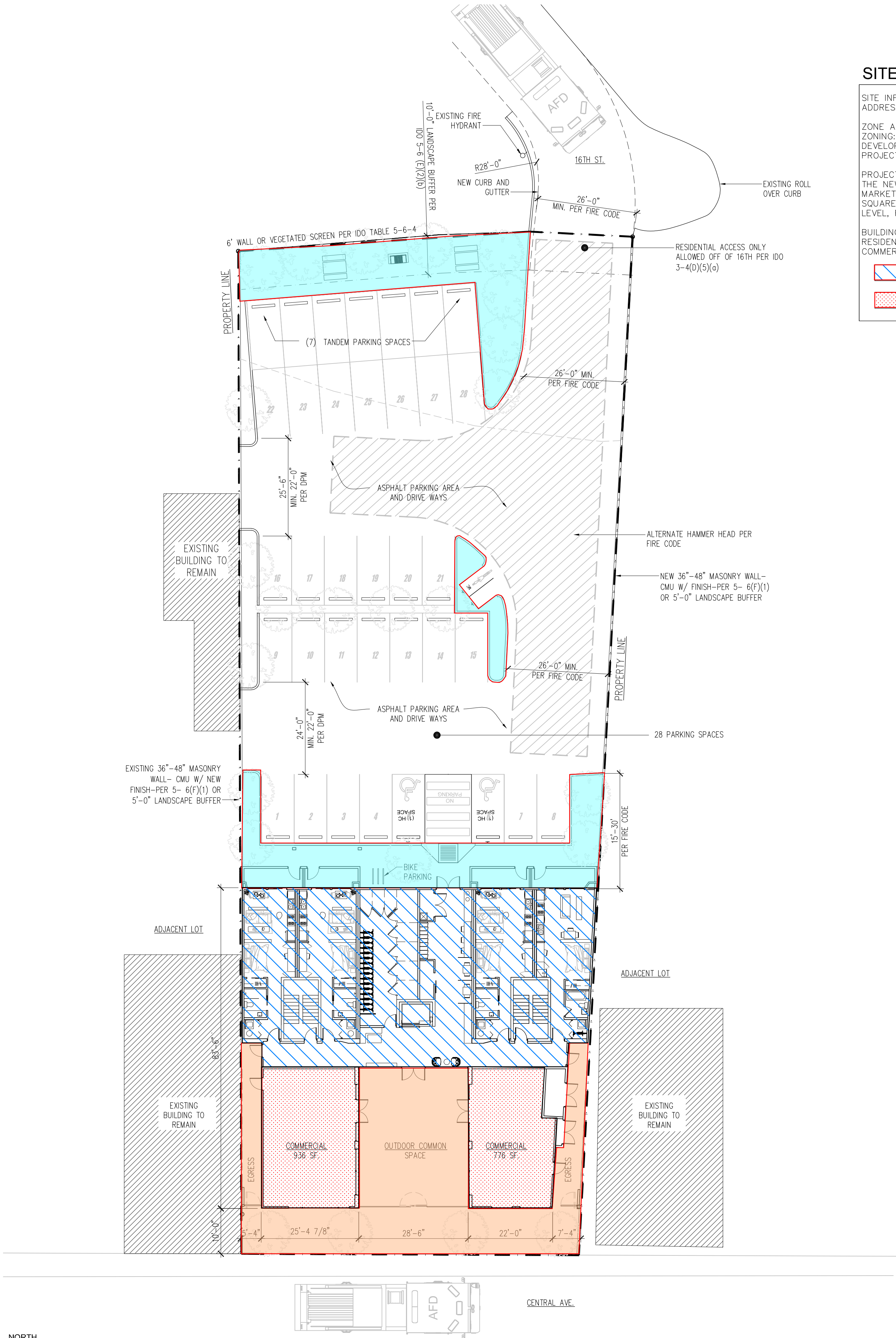
The building will be constructed a maximum of 10'-0" from Central Ave. and will utilize the 0-lot line side setbacks to the east and to the west. Rear setbacks will be a minimum of 25 feet as defined by the IDO. Open space associated with the residential portion of the building will be distributed throughout the property utilizing tenant balconies, courtyards, and landscaped areas. The open space requirements for the commercial space will be located to the South of the project along Central Ave.

The design character will complement the architecture of the existing Country Club Plaza and will conform to the design guidelines set forth in the current addition of the IDO.

Thank you for your time,  
Best regards,

Jay Rembe, Owner  
Kenneth Myers, Architect





SITE/ BUILDING INFORMATION

SITE INFORMATION:  
ADDRESS: 1701 CENTRAL AVE. NW  
ALBUQUERQUE, NM 87104  
ZONE: ATLAS MAP: J-13-Z  
ZONING: MX-M  
DEVELOPMENT TYPE: APARTMENT BUILDING  
PROJECT SIZE: .58 ACRE

PROJECT DESCRIPTION:  
THE NEW DEVELOPMENT WILL INCLUDE ONE 4 STORY 34-UNIT  
MARKET RATE APARTMENT BUILDING WITH APPROXIMATELY 1,700  
SQUARE FEET OF COMMERCIAL SPACE LOCATED AT GROUND  
LEVEL, FACING CENTRAL AVE.

BUILDING INFORMATION:  
RESIDENTIAL SQUARE FOOTAGE: 25,000 SF.  
COMMERCIAL SQUARE FOOTAGE: 1,712 SF.

- RESIDENTIAL SPACE
- COMMERCIAL SPACE

SITE REQUIREMENTS

OPEN SPACE REQUIREMENTS PER 3-4(D)(2):  
RESIDENTIAL IN PT= 100 SF. PER DU  
COMMERCIAL= 10% OF SITE AREA  
RESIDENTIAL REQUIRED: 3,400 SF.,  
RESIDENTIAL PROVIDED: 4,289 SF.  
COMMERCIAL REQUIRED: 2,528 SF.  
COMMERCIAL PROVIDED: 2,580 SF.

- RESIDENTIAL OPEN SPACE
- COMMERCIAL OPEN SPACE

PARKING REQUIREMENTS

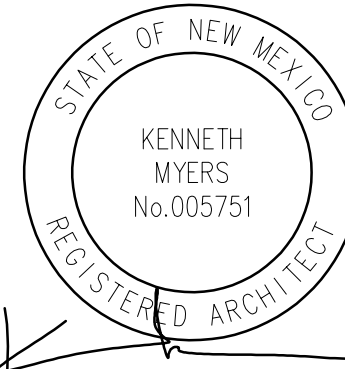
GENERAL PARKING REQUIREMENTS:  
1.5 SPACES PER DU W/ REDUCTION FOR PT (PREMIUM TRANSIT)=1 SPACE PER  
UNIT=34 SPACES  
PER IDO 5-5(C)(5)(C) PROXIMITY TO PT= 30% REDUCTION=24 SPACES  
REQUIRED  
28 PROVIDED + 7 ADDITIONAL TANDEM SPACE (NOT INCLUDED IN COUNT)

MOTORCYCLE PARKING= IDO, TABLE 5-5-4  
1 PER 25 SPACES PROVIDED = 2 REQUIRED  
2 SPACES PROVIDED

BICYCLE PARKING= IDO, TABLE 5-5-5  
MORE THAN 5 UNITS= 3 SPACES OR 10% OF PARKING STALLS= 3 SPACES  
REQUIRED  
3 SPACES PROVIDED AT EXTERIOR W/ ADDITIONAL STORAGE ON INTERIOR

HC SPACES= 2 REQUIRED  
2 PROVIDED

Architect Stamp:



REMBE  
urban design + development  
1718 Central SW, Suite A  
Albuquerque, NM 87104  
t: 505-243-0188

Project: central  
Drawn By: KMA Checked By: KMA  
Phase: SD  
Date: 04/05/2022  
Drawing Title:

SITE PLAN

Project Number: 2201

Sheet Number:





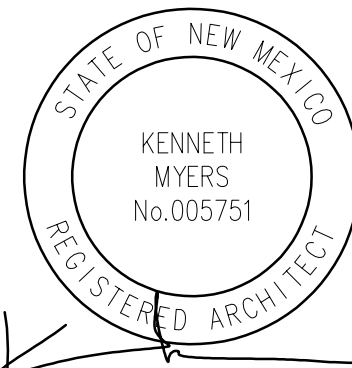
A1 SKETCH PLAT

1"=20'-0"

1701 CENTRAL AVE. NW  
ALBUQUERQUE, NM 87104

THE CLYDE

Architect Stamp:



**REMBE**  
urban design + development  
1718 Central SW, Suite A  
Albuquerque, NM 87104  
t: 505-243-0188

Project: central  
Drawn By: KMA Checked By: KMA  
Phase: SD  
Date: 04/05/2022

Drawing Title:  
SKETCH PLAT

Project Number: 2201

Sheet Number:  
01